

City of Fort Worth, Texas

# Mayor and Council Communication

DATE: 09/30/25 M&C FILE NUMBER: M&C 25-0937

LOG NAME: 21CPN 103278 P07 701 W BONDS RANCH ROAD

SUBJECT

(CD 10) Authorize the Acquisition of a Fee Simple Interest in Approximately 3.147 Acres of Land Located at 701 West Bonds Ranch Road, Fort Worth, Tarrant County, Texas 76131 from Wagley Robertson Neighborhood Shops by Slate, LLC in the Amount of \$2,000,000.00 for the Bonds Ranch - Wagley Robertson Project, Pay Estimated Closing Costs in an Amount Up to \$15,000.00, Amend the Fiscal Years 2025-2029 Capital Improvement Program (2022 Bond Program)

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the acquisition of a fee simple interest in approximately 3.147 acres of land located at 701 West Bonds Ranch Road, Fort Worth, Tarrant County, Texas 76131 in the Henry Robertson Survey, Abstract No. 1209 from Wagley Robertson Neighborhood Shops by Slate, LLC for the Bonds Ranch - Wagley Robertson project (City Project No. 103278);
2. Find that the total purchase price of \$2,000,000.00 is just compensation and pay estimated buyer closing costs in an amount up to \$15,000.00 for a total cost of \$2,015,000.00;
3. Authorize the City Manager or designee to accept the conveyance, to execute the necessary contract of sale and purchase, and to execute and record the appropriate instruments; and
4. Amend the Fiscal Years 2025-2029 Capital Improvement Program.

DISCUSSION:

This Mayor and Council Communication (M&C) recommends the acquisition of land needed for the Bonds Ranch - Wagley Robertson project (City Project No. 103278). Bonds Ranch Road will be widened to a four-lane road from Wagley Robertson Road to the Fossil Springs Drive and Kittering Terrace intersection.

The roadway widening between the Fossil Springs Drive and Kittering Terrace intersection and Highway 287 will be designed and constructed by the Texas Department of Transportation and will include street lights, bike and pedestrian lanes, new sidewalks, drainage improvements and water and sanitary sewer relocation.

An independent appraisal established the property's fair market value and the property owner has agreed to an amount of \$2,000,000.00 as total compensation for the needed property interests. The City of Fort Worth (City) will pay estimated closing costs in the amount up to \$15,000.00.

Upon City Council approval, staff will proceed with acquiring the needed fee simple interest, as shown below:

Ownership	Parcel	Property Location	Legal Description	Acreage / Interest	Amount
Wagley Robertson Neighborhood Shops by Slate, LLC	07	701 West Bonds Ranch Road, Fort Worth, Tarrant County, Texas 76131	Henry Robertson Survey, Abstract No. 1209	3.147 Acres/Fee Simple	\$2,000,000.00
				Estimated Closing Costs	\$15,000.00
				Total Cost	\$2,015,000.00

Funding is budgeted in the 2022 Bond Program Fund for the TPW Department for the purpose of funding the Bonds Ranch - Wagley Robertson project, as appropriated.

The property is located in COUNCIL DISTRICT 10.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in the 2022 Bond Program Fund for the Bonds Ranch - Wagley Robertson project to support the approval of the above recommendations and award of the acquisition. Prior to any expenditure being incurred, the Transportation and Public Works Department has the responsibility to validate the availability of funds.

**Submitted for City Manager's Office by:** Valerie Washington 6199

**Originating Business Unit Head:** Marilyn Marvin 7708  
Dave Lewis 5717

**Additional Information Contact:** Jeremy Van Rite 2574  
Lisa Alexander 2361